



BURR RIDGE ZONING ORDINANCE

SECTION VII.C T-1 TRANSITIONAL DISTRICT

C. T-1 TRANSITIONAL DISTRICT

1. Permitted Uses

- a. Municipal administrative facilities including a detached garage as an accessory use which garage shall be to the rear of the principal building, be of compatible architecture and have a maximum floor area of 2,400 square feet.
- b. Parks
- c. Churches, temples, or synagogues (including accessory day care and pre-school programs)
- d. Multi-family and single-family attached dwelling units not exceeding 3 residential dwelling units per acre.
- e. Schools
- f. Accessory uses customarily incidental to the above permitted uses shall be allowed, provided that such accessory uses are shown on the proposed site plan and have been subject to the site plan review process.

2. Special Uses

- a. Cultural institutions and museums
- b. Funeral homes
- c. Nursing homes
- d. Retirement centers or homes
- e. Dance, music and art studios, but the sale of tangible personal property shall not be allowed if such is the principal use
- f. Libraries
- g. Communities centers
- h. Day care centers
- i. Offices, including medical and dental
- j. Accessory uses customarily incidental to the above special uses shall be allowed, provided that such accessory uses are shown on the proposed site plan and have been subject to the site plan review process.



3. **Lot Size Requirements**

		<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
a.	<u>Permitted Uses</u>		
(1)	All uses except those listed below	40,000 sq.ft.	125 ft.
(2)	Churches, temples and synagogues (including accessory day care or nursery schools, but not including elementary, junior high or high schools)	5 acres	300 ft.
(3)	Churches, temples and synagogues with an elementary and/or high schools--not less than the combination of the acreage required for churches above plus the acreage required for a school below		
(4)	Schools, public and private		
	(a) elementary schools	5 acres	300 ft.
	(b) junior high schools	10 acres	300 ft.
	(c) high schools	20 acres	800 ft.
(5)	Multi-family and single-family attached dwelling units	3 acres	200 ft.
b.	<u>Special Uses</u>		
(1)	All uses except those listed below	40,000 sq.ft.	125 ft.
(2)	Cultural institutions and museums	5 acres	300 ft.
(3)	Nursing homes	3 acres	300 ft.
(4)	Retirement centers or homes	3 acres	300 ft.
(5)	Community centers	2 acres	300 ft.
(6)	Child care centers	Minimum Lot Area and Minimum Lot Width shall be as approved by the Corporate Authorities based on the number of children to be served, after receiving the recommendation of the	



Plan Commission.

4. Building Height

Not more than two stories of rentable space or 30 feet, whichever is lower, provided, however, that a building or structure may be 2 1/2 stories or 30 feet, whichever is lower, when the lowest story is only used for underground parking or storage; and further provided, however, a church may be not more than 2 1/2 stories or 35 feet, whichever is lower, and a church steeple shall be allowed to a maximum of 25 feet above the building height of the church.

5. Yard Requirements

a. Transitional Yards

If a lot line within the T-1 District is adjacent to or faces a residential district(s), the required yard of the transitional use which is adjacent to or so faces the residential district(s) shall be equal to the adjacent required yard of said residential district or as follows, whichever is greater:

- | | | |
|-----|--------------------|----------|
| (1) | Front yard | 100 feet |
| (2) | Corner side yard | 50 feet |
| (3) | Interior side yard | 20 feet |
| (4) | Rear yard | 60 feet |

b. Non-Transitional Yards

If a lot line of a permitted or special use within the T-1 District is adjacent to or faces a non- residential district(s), the required yard of the transitional use which is adjacent to or faces the non-residential district(s) shall be established as follows:

- | | | |
|-----|---------------------------------|---------|
| (1) | Front yard and corner side yard | 50 feet |
| (2) | Interior side yard | 20 feet |
| (3) | Rear yard | 40 feet |

6. Floor Area Ratio

Not to exceed 0.24.